

TURNER STATION COMMUNITY CONSERVATION PLAN

long and short term actions in the areas of housing, recreation, open space, traffic calming and improved use of the waterfront. The visioning process was facilitated by an Urban Design Assistance Team (UDAT) which sought to assist residents in identifying area assets and recommending long term comprehensive redevelopment associated with those assets. General concepts that were explored during the UDAT process for Turner Station will be addressed in greater detail in this report. They include: redeveloping the Heritage Inn site, improving Turner Park with a better park circulation system, and exploring the concept of a cultural center at Fleming Park. There are also several individual revitalization efforts that are currently underway in Turner Station. They include: development of a walking path along the waterfront, shoreline enhancement, documentation of oral history, rehabilitation of older apartments for senior housing, and a streetscape project on Dundalk Avenue. This community plan will reinforce those projects already underway and recommend additional actions aimed at improving both the physical and social stability and sustainability of the Turner Station community.

Neighborhood Profile

Originally established as a rural community in the late 1800's, Turner Station is located in the eastern section of the county at the end of a peninsula surrounded by the waters of Bear Creek. It is common for the community to be identified as the African American settlement of the larger community of Dundalk (see plan area boundary and locational context map). The plan area consists of approximately 200 acres. The predominant land use is residential. There is a mixture of single family detached dwellings, semi-detached homes, row home structures, and low rise multifamily



The Ernest Lyons Homes was built in the 1940's and occupies the southwestern portion of the community.



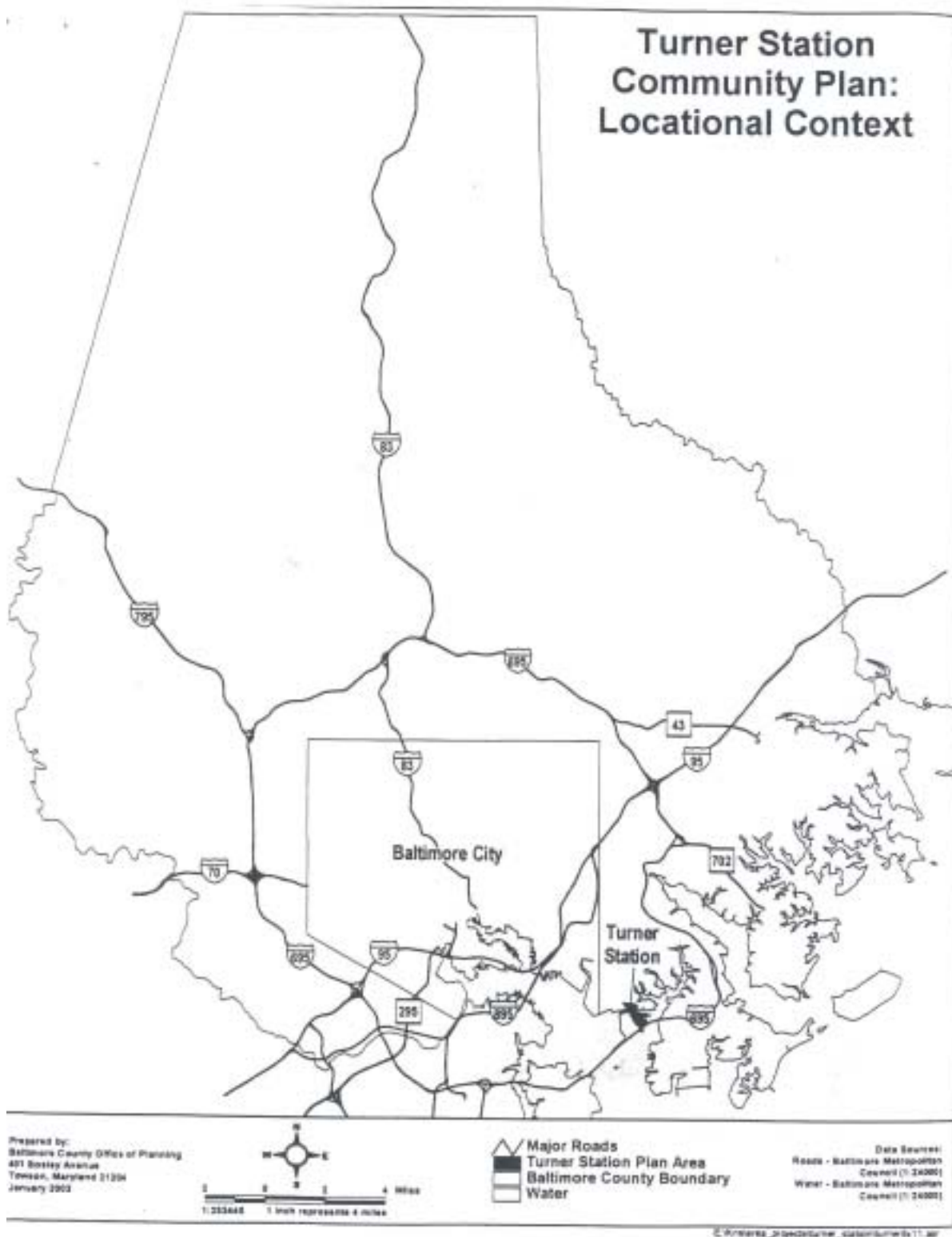
The Carnegie Platt community is located directly west of Turner Station at the intersection of Maryland Avenue and Main Street.

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apartments. The residential zoning districts in the area are DR 5.5, DR 10.5, and DR 16. There are small pockets of commercial zoning at some of the major intersections, including Sollers Point Road and Dundalk Avenue, William Wade Avenue and Main Street, Avondale and William Wade Avenue, and parts of Main Street (see zoning map). Institutional land use also is predominant at the end of the peninsula where the county-owned Fleming Recreational Center is located. A Baltimore Gas & Electric (BGE) Right of Way cuts through the center of the community. The land owned by BGE is utilized by community residents for a community gardening program. Directly to the west of Turner Station is the neighboring community of Carnegie Platt. These two communities have been physically divided since the construction of Broening Highway. Carnegie Platt is predominately residential with a large section of the community-owned and utilized by the Baltimore Gas and Electric for a power plant. Although they have been physically divided for a number of years, their proximity to one another, and to the waterfront area results in the two communities sharing some of the same need for improved services and infrastructure.

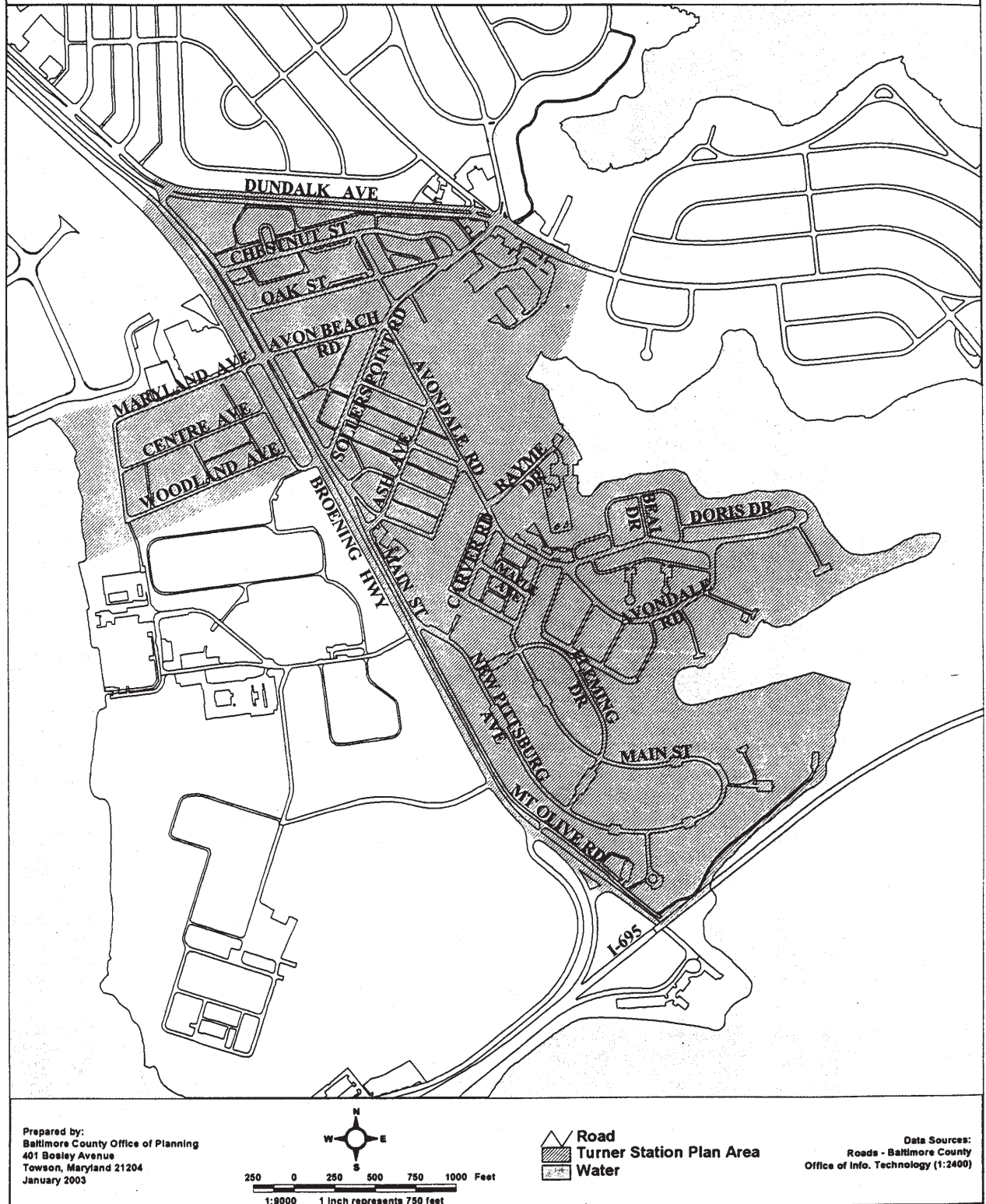
The population of Turner Station is approximately 3,301. Demographic information from the Census 2000 indicates that the racial composition is fairly homogeneous. Eighty percent (80%) of the population is African American, sixteen percent (16%) is white, and four percent (4%) is other. The median annual household income is \$28,324. The majority of residents are between the age of forty and forty-four, however there are also a substantial number of children (26%) below the age of fifteen years old. The average level of education attained is completion of high school. There are 1,460 housing units in the community. The

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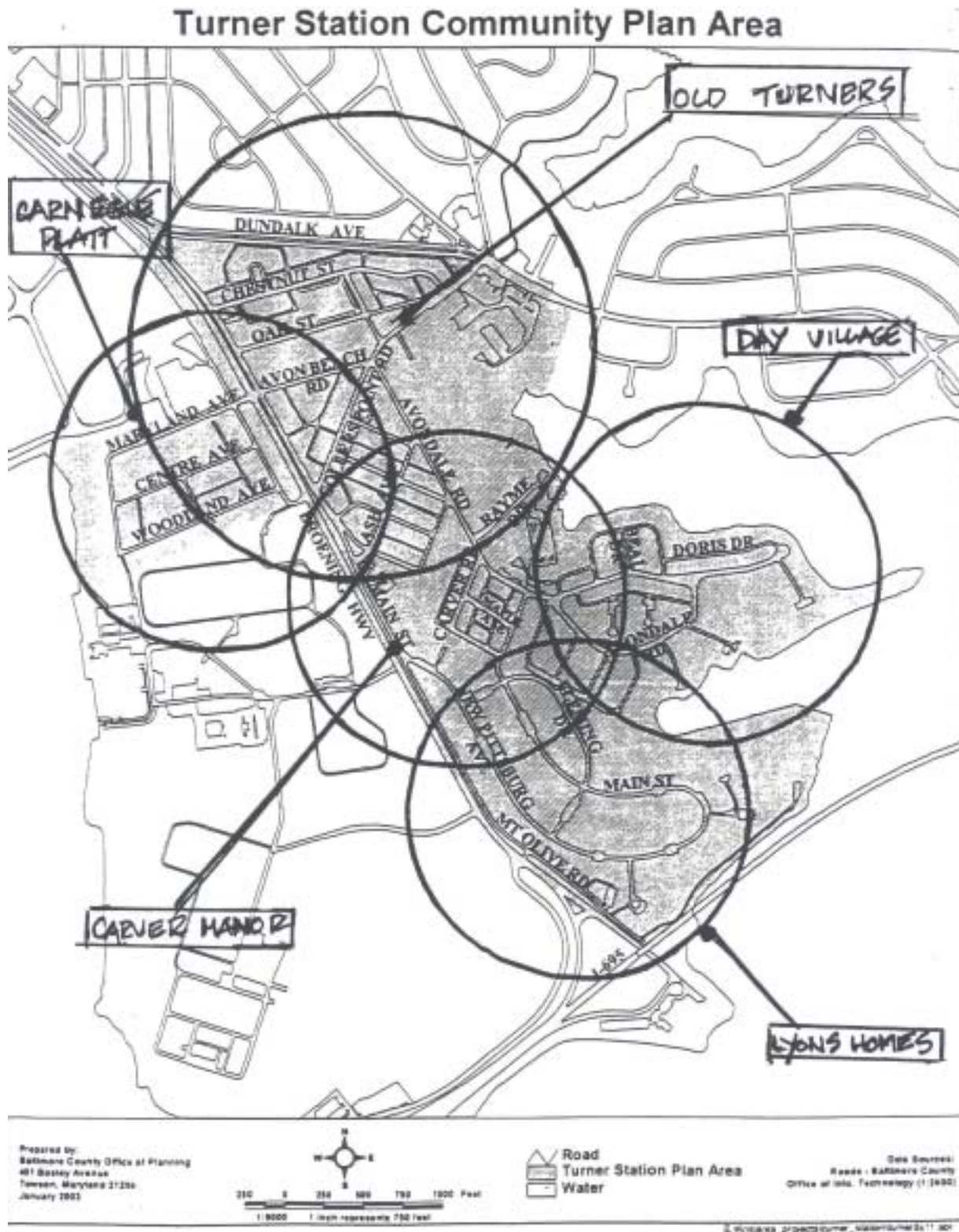


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Turner Station Community Plan Area



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The Fleming Center recreational building was constructed in the 1990's and functions as the hub of the community.



Originally a segregated community, Turner Station had its own schools. Sollers Point High School graduated it's first class in 1949.

housing stock is varied, although most of it was built before 1960. 475 (36%) of the units are owner occupied and 836 (63%) are renter occupied. There is a substantial amount of multi-family rental housing located in two major developments—Ernest Lyons Homes and Day Village. Demographic information from Census 2000 indicates that the median house value is approximately \$40,000. There are approximately 149 vacant/abandoned units. Most of these are located in the two multifamily apartment complexes. Some of these units are located in the Day Village Apartment community and were purposely vacated in preparation for proposed rehabilitation for senior citizen apartments.

Turner Station witnessed most of its growth and prosperity during the 1940's as a result of black steelworkers moving to the area to be close to employment at the Bethlehem Steel plant (see History). Since that time, as in many older communities, population has declined, followed by a decline in services. The community continues to be involved, however, particularly as part of the renaissance of the Greater Dundalk area begins to take shape. Stakeholders continue to pursue development connected to the community's long history of education and faith, its unique waterfront location, and its unique place in history.